

From: Scott O

Sent: Thursday, July 21, 2016 8:02 AM

To: Dennis Attard (DSD)

Subject: Re: Chapter 28 Stakeholders meeting

Dennis,

I took some time to read the draft definitions and codes. Here are my inputs:

1. Overall, I think what is being overlooked is that we're talking signage at scale and density. Home builders signs: Consider an area which has 3 neighborhoods and 3 builders. If each get 6-8 temporary signs every 150-300' PLUS any off-premise signs they erect that VERY quickly multiplies into 36-48 signs in a single area. Now consider additional neighbors also coming up around it. This looks horrible, provides no value, is a visual distraction, and creates hazards.
2. The home builders edits are not looking to scale back or uphold their current efforts. They are looking to EXPAND them. This should not be the case as they already take gross advantage of their privileges now. NO concessions should be allowed until they can uphold their guidelines.
3. The Home Builders' Association request to measure the development of their neighborhoods to be consummated at 95% is beyond unacceptable. This allows for sign existence for welllllll beyond its intended use. Who is accountable for measuring the 95%? As an example, we have surrounding neighborhoods of 968 homes of which the neighborhood has been open for almost 14 years. The neighborhood is still not at 95% capacity. This should be a date stamp from the time the neighborhood is open to sell homes.
4. ETJ - home builders need to adhere to all guidelines like the rest of the community as it pertains to the ETJ. This should not even be a consideration.
5. This needs to define the days and hours which home builder signs days can place and remove their temporary signs.
6. Section 28-111: needs to include off-premise signs. Builders regularly place a multitude of signs in the 25' triangular area formed by intersections. Their signs clearly pose a visual obstruction for drivers trying to pull out into intersections.
7. Section 28-112: It should be defined how far away signs can be erected from fire hydrants and fire alarm boxes. I regularly witness multiple signs surrounding hydrants thus making the hydrant hard to see. Any fireman would have to maneuver through the signs to access the hydrant. Drive Bulverde Road on a Saturday/Sunday for examples.
8. Page 21 of Chapter 28 Signs Draft G\_06072016, section 28-9 (d) Abandoned signs. The (6) month expiration period is exceedingly long. As well, any permits need to be visibly displayed on the front of the sign not just the "frame".

As per the Code Enforcement (signage) office:

1. Bit of assumption here. I might suggest Code Enforcement officers have rotational shifts over the weekends and beyond normal business hours. If home builders generally place their signs out late Thursdays/early Fridays and even more come out over the weekends, who is patrolling those? In essence, the home builders get 2 out of 7 days to do whatever they want (= 28% of a week) because they know your crew doesn't work weekends. I've actually asked the guys who place out the signs and 3 out of 4 laugh at Code Enforcement because 'you'll never see those guys on a weekend so we just kind of put them where we want.' Can you please confirm, does Code Enforcement for signage work weekends?
2. There are ample people who need to serve community service hours. Have you ever worked with SAPD/judicial system to leverage these individuals to your use?

Again, thank you for thinking of me and our communities.

Ron Owens